

PHASE 1 PRIMARY TRUCK ENTRANCE FOR BOAT HAULING AND LAUNCHING VIA BOAT RAMPS AND TRAVEL LIFT

FUTURE PHASE ENTRANCE

COMMERCIAL STREET

EMERGENCY GATES FOR FIRE ACCESS

FUTURE STORAGE AND MAINTENANCE BUILDING (150' x 200')

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EXISTING CONCRETE PAD

NGL-NE, LLC LEASE AREA (FORMERLY NORTHERN UTILITIES)

BROKERAGE SERVICE BUILDING - PHASE 1

FUTURE RETAIL 19,040 S.F.

FUTURE RETAIL WAREHOUSE 10,880 S.F.

SHORT TERM BOAT & TRAILER STORAGE AREA (PREPARED SURFACE)

FUTURE OPERATIONS 21,000 S.F.

FUTURE PAINT / FIBER TENSION FABRIC 11,200 S.F.

RELOCATED PHASE 1 STORAGE AND REPAIR TENSION FABRIC 19,200 S.F. WITH GRAVEL SURFACE

PRINCIPAL TRUCK, TRAILER AND TRAVEL LIFT ACCESS

VESSEL MAINTENANCE AND STORAGE AREA RESURFACED TO SUPPORT 145 PSI TRAVEL LIFT

EXISTING PREPARED SURFACE (INCL PAVED ROAD)

CONCRETE WASHDOWN AREA

LARGE COMMERCIAL VESSEL MAINTENANCE AREA

STORMWATER MANAGEMENT AREA, TYP.

EXISTING GANGWAY

PHASE 1 BOAT RAMP

FLOATING DOCK SYSTEM, TYP.

VESSEL BERTH
VESSEL BERTH
VESSEL BERTH
PIER 125' x 20'

PHASE 1 BOAT RAMP

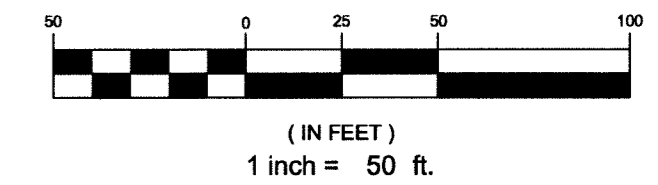
DRY DOCK (120' x 70')

TRAVEL LIFT BASIN - PHASE 1 (SEE NOTE 2)

FLOATING DOCK SYSTEM

LEGEND

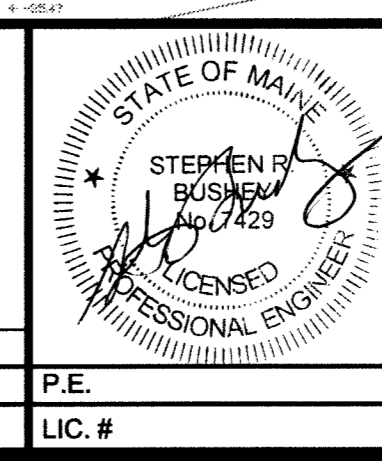
- PROPOSED BUILDING
- PREPARED SURFACE FOR VESSEL STORAGE, MAINTENANCE AND TRAVEL
- STORMWATER MANAGEMENT WATER QUALITY TREATMENT AREAS



NOTES:
 1. ALL SURFACES IN THE PROJECT MUST BE GRADED AND PREPARED FOR THE MOVEMENT OF HEAVY TRUCKS, THE TRAVEL LIFT AND VESSELS.
 2. TRAVEL LIFT REQUIRES MOTION THROUGHOUT YARD ON PREPARED SURFACE.

REV	DATE	DESCRIPTION	P.E.
1	08.21.12	RELEASED FOR CLIENT REVIEW	

PROJECT: CANAL LANDING
 SHEET TITLE: SITE DEVELOPMENT MASTER PLAN
 CLIENT: NEW YARD LLC
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 PORTLAND, ME 04101



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DRAWN: CMW DATE: APR 2012
 DESIGNED: RJW SCALE: 1" = 50'
 CHECKED: SRB JOB NO. 3091
 FILE NAME: 3091-MASTER PLAN
 SHEET: C-2.0